



BER D1

Unit 2, Block B, Iveagh Court, Harcourt Street,

DUBLIN 2

**AVAILABLE ON FLEXIBLE LEASE
TERMS**

DOUGLAS NEWMAN COO
DNG



Modern office accommodation, situated in the heart of Dublin.

OVERVIEW

Unit 2, Block B, Iveagh Court offers an excellent opportunity to acquire 3,772 sq.ft. of own door modern office accommodation in the heart of Dublin's Central Business District. Iveagh Court is a landmark mixed-use scheme incorporating office, retail and residential development.

The ground and lower ground floors comprise a mix of open plan, meeting rooms and cellular offices.

SPECIFICATION

- Open plan layout and cellular offices
- Kitchen
- Solid floors with perimeter trunking
- Wired for power and data
- Mobile storage unit
- 2 Car parking spaces

SCHEDULE OF ACCOMODATION

Floor	Sq.M. NIA	Sq.Ft. NIA
Ground	150.46	1,620
Lower Ground	199.93	2,152
Total	350.39	3,772

Parties should satisfy themselves as to the accuracy of the above floor areas.

LOCATION

Iveagh Court is located on Adelaide Road in the heart of Dublin's Central Business District, one of Dublin's most preminent office locations.

The area is home to some of the world's leading companies to including Ernst & Young, Lioncor, Allied Irish Bank and Mazars.

The Immediate vicinity offers a wide variety of options including Restaurants Hotels and Bars. Iveagh Court is also within a short walk of the Iveagh Gardens and St Stephens Green public parks. The main city centre shopping and business district of St Stephens Green, Molesworth Street and Grafton Street are also less than a ten-minute walk from the subject property.

TRANSPORT

The immediate area is serviced by The Dart, Luas, Dublin Bus and Dublin Bikes. The closest stops are highlighted below;

LUAS (Harcourt Street) - 2-minute walk

Dublin Bus (Adelaide Road) – 2-minute walk

Dart & Intercounty Rail (Pearse Street) - 22-minute walk

Dublin Bikes (Charlemont Place) – 3-minute walk





VAT

Further information is available on request.

AVAILABILITY

Available for immediate occupation

TERMS

Available on flexible lease terms

INSPECTIONS

Strictly by prior appointment with the sole letting agent

PRICE

On application

BER



SALES AGENTS

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